

MEMBERS PRESENT: Mayor Richard H. Albier, Chairman
Katie Gallagher, Council Representative
Ray Porterfield
Joe Polidori
Jim Oper

ABSENT:

ALSO PRESENT: David Kulcsar, Building Commissioner
Barbara Stanton, Secretary

Chairperson Albier: called the Brooklyn Planning Commission meeting to order. Clerk, call the roll: Mayor Albier, "here", Katie Gallagher, "here", Ray Porterfield, "here", Joe Polidori, "here", Jim Oper, "here".


Mayor Albier: A request from LS Architects, Inc. for site plan approval for a parking lot expansion re design located at 4630 Ridge Road P.P. #432-23-014. Commissioner Kulcsar: Mr. Gallo, Stan Loch from Aztech Engineering and Leon Sampat from LS Architects are present to explain the proposal. The concern of this request is going over the existing streams that are on the property, as of now the Building Department received the civil plans today. They will need to be reviewed for compliance by the City Engineer. At this point, this is strictly for preliminary approval for the design for the parking lot and landscaping. Mr. Sampat: Currently there are 110 parking spaces and the proposal is to expand to 224 spaces. Stan with Aztech Engineering will explain the expansion of the parking lot and covering over the existing culvert. Currently there is no parking at this section of the property. Mr. Loch: There is existing parking on the far west side. There is existing parking to the south and west side. We would like to add additional parking in the central area. There is an existing culvert and we would like to create a culvert to pick up any additional storm water and re-grade the area to create the larger parking area. Plans were presented. There will be re grading for the new parking lot area. We are placing the parking in the front away from the street. Currently the parking lot is facing the right-a-way. The proposal is to landscape that area. Mayor Albier: Did you state that you are proposing to create a culvert? There was discussion regarding the existing culvert for the storm water and the additional culvert. The storm water will be picked up by the culvert. Plans were reviewed and the retention basin was also explained by Mr. Loch. Mr. Loch: Any additional run off will be handled by the storm water retention basin; we will control that and the runoff would go back into the stream. Any additional run off will be addressed by City Code. Resident: Will you be placing a larger culvert which will be going underneath the road, if so than what is existing underneath the road? Mr. Loch: Currently it is a 48" culvert and there is a 48" downstream. We will review this to be sure that it is the correct size and that it complies. We will clean up the ditch downstream on the property from trees and debris. We will put together a storm water pollution plan which will be compliant for the Ohio EPA. Resident: I am a homeowner and there are a lot of dead trees and half of it lands into the creek. Joe Gallo: Thursday we will start to remove that. Resident: The hill is about 20 feet above our property and the water runs off into our property. If you cut half the flood plain, I will have the other half of the water on my property. There was further discussion regarding the corp of engineer's approving this project. Mr. Loch: The property that the resident was discussing is that part of Ridge Manor or the cemetery. Commissioner Kulcsar: The entire property is owned by the church. There are different parcels but the same ownership. Mayor Albier: I walked through the area this morning. Will the proposed culvert connect into the existing one? Mr. Loch: Yes, but we will treat additional runoff of the hard surface we create. There also will be a control structure at the parking lot which will discharge into the culvert. Mayor Albier: All the residents that are present have expressed their concerns about flooding of their property. The culvert to the school line needs to be cleaned out. Joe Gallo: All the debris will be cleaned out of the culvert. There was discussion of the culvert and who are property owners that are responsible for cleaning the culvert. Mayor Albier: If the culvert is cleared out this may alleviate the flooding


and reducing the capacity. Mr. Loch: There will be someone taking care of clearing out the culvert. Resident: With the increased water and the culvert would be cleaned out, I have found erosion near the fence in my backyard toward the cemetery side. Mayor Albier: They want to create a culvert, cover it with dirt and placing a parking lot on it. Resident: If you have two culverts and there is a storm; the water basins fill up really quick. There was further discussion of the culverts. Katie Gallagher: Where is the detention basin located and how it is connected? Mr. Loch: There is a 12" pipe which connects into the basin. There was further discussion and plans were reviewed. The water will be removed by a controlled rate. Mr. Sampat: I think this will help because the water goes directly into the culvert. The plan is to control it. This is to control the water from the parking lot. We will not be creating additional discharge. There was discussion from the residents regarding their concerns of flooding on their properties. Katie Gallagher: There was no indication of a detention basin on the plans the Commission received. My major concern is the addition of the parking lot, all the trees that were taken down which absorb the water and even if they clear out the basins, I just don't know without the engineer advising me if this is a good plan. Mayor Albier: After this evenings meeting I will meet with Dave and make a list of the questions for the engineer to answer. Kathy Pucci: You just received the plans tonight? Commissioner Kulcsar: That's correct. Kathy Pucci: I support the project and the investment in our Community. I believe there are a couple issues; the first is no one from the City is here tonight as an engineer and I think the City is at a disadvantage not having the City Engineer review the plans. There is a violation that is past the deadline and I would hope the Planning Commission would defer this request until the City Engineer can review the plans and they could get started on correcting the existing violation. Resident: We are happy with the improvements, but the major concern is the flooding. No one in the area could cut their grass for two weeks due to the water in our backyards and the bugs are really bad in the evening. There was further discussion. Mayor Albier: This is a preliminary hearing. The City Engineer will receive the plans tomorrow along with the concerns that were addressed tonight. In the meantime the cemetery is going to start working clearing out the culvert. Commissioner Kulcsar: I want to stress, you cannot alter the creek. We need plans for something like that. The only work that can be done at this time is clearing out the debris in the creek. Mayor Albier: We will contact the Board of Education to clear the debris in the creek that would be there responsibility. There was further discussion regarding the culvert. There was discussion regarding the landscaping. Katie Gallagher: Is there going to be asphalt only without any greenery? Mr. Loch: There will be some small areas of greenery. Commissioner Kulcsar: The City Engineer needs to review the plans and advise the City. The design is making it a lot less of a storm surge occurring then what exists. Mr. Loch: There will be control of the storm water. We will submit everything and work with the City Engineer. Kathy Pucci: The detention basin is only going to drain off the parking lot. Mr. Loch: The parking lot and the water in the area. We are controlling it so it does not impact the property owners in the area and the Right-of-Way on Biddulph Road. Resident Jerome Herman: There were a few residents that received the public notice. Mayor Albier: The residents on Biddulph and Ridge Roads will receive notices of the next meeting. Kathy Pucci: I would like to note again for the Commission to defer the request. Katie Gallagher: That is the direction the Commission was planning to take. Resident: Will the culvert be cleared of debris? Commissioner Kulcsar: The violation was to clear the creek of debris and provide civil drawings for the restoration. In the meantime they are only able to clear the debris from the creek. Commissioner Kulcsar: The civil drawings were submitted, I would recommend the Commission to defer the request. After further discussion a motion was made by Katie Gallagher, second by Jim Oper to defer the request from LS Architects, Inc. for site plan approval for a parking lot expansion re design located at 4630 Ridge Road P.P. #432-23-014.

Vote Resulted: Yes – Mayor Albier, Katie Gallagher, Ray Porterfield, Joe Polidori, Jim Oper.

A motion was made by Mayor Albier, second by Ray Porterfield to adjourn. **Vote Resulted: Yes** – Mayor Albier, Katie Gallagher, Ray Porterfield, Joe Polidori, Jim Oper.

Meeting adjourned.


Barbara Stanton
Secretary


Richard H. Albier
Chairman